

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

REGULAR MEETING

JANUARY 22, 2015 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Sullivan, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,
Mr. Henry, Mr. Nappi, Mr. Delia and Mr. Sylvester

Mr. Bernstein, Board Attorney

Roll Call:

Applications for Review:

App. #32-14: Ronnie & Emilie Nieves, 25 Liberty Avenue, Block 2004, Lot 2 (R-15 Zone)

Proposed additions to house on a corner lot including a new two story addition to the rear of the existing house, a new second story addition over the existing first story, a two story addition which would connect the existing detached garage to the principal house, and a second story addition over the existing garage. The proposal would also change the frontage of the house from Wardle Avenue (existing) to Liberty Street (proposed). The proposal includes a wrap-around porch/deck, covered, on the two street-front sides of the house and a 10' x 21' deck attached to the rear. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for 1) exceeding the permitted building coverage of 15%, 2) exceeding the 10% permitted "other" coverage, 3) exceeding the 25% permitted total lot coverage, 4) encroaching into the 50' required principal front yard setbacks for both Wardle Avenue and Liberty Street, 5) encroaching into the required rear yard setback, 6) encroaching into the required side yard setback (measured to the existing garage). Relief is also needed from Section 3.1.8 "Decks" for insufficient rear yard setback and Section 8.1.1B for expanding a nonconforming building. Existing nonconforming issues are lot area, lot width, lot depth, existing coverage ratios, existing principal and accessory setbacks.

App.#1-15: Elyse A. Tortoriello, 120 Baker Avenue, Block 903, Lot 14 (R-15 Zone)

The proposal is to remove a detached one car garage with an attached carport and replace it with a new two car, detached garage (22' x 24' x 16' high). The existing garage and carport do not comply with accessory setback requirements; the proposed garage would be placed in the same location. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient side and rear yard setbacks. (Because of the proposed 16' garage height, the 10' required setbacks for the side and rear yards would be increased to 11'.) Existing non-conforming issues are lot area, lot width, lot depth, principal front and rear yard setbacks, existing building, other, and total lot coverage, existing shed sizes, existing shed setbacks and driveway off-set from property line. The existing carport, which would be removed, is a non-permitted accessory structure.

--CARRIED FROM NOVEMBER 13, 2014, WITHOUT FURTHER NOTICE:

App.#11-14: 174 Snyder Ave. BH, LLC, 174 Snyder Avenue, Block 801, Lot 50 (R-15 Zone)

Seeking a d(1) use variance for a two-story residential dwelling built in 1910 and located in the R-15 single family zone which has been operating as a four-family home. The applicant and owner of the property would like to undertake interior improvements, most notably a relocation of the existing laundry facilities from the interior living area on the second floor to the attic area above the second floor units. Other changes include new exterior windows and removal of the existing Bilco door. The existing shed and garbage enclosure will be relocated to comply with the setback requirements or removed entirely. Relief is also needed from Section 8.1.1B.1 "Expanding a nonconforming use" due to the interior expansion into the existing attic space for use as a utility room. Existing nonconforming issues are principal use; principal front-yard setback; existing "other" coverage of 22.44%, which includes the 800 sq. ft. stone driveway (allowed: 10%); and existing shed (which encroaches into the rear-yard setback).

Correspondence for Initial Discussion:

Memorandum dated January 13, 2015, from Tom Bocko, Zoning Officer, addressed to Dan Bernstein, Esq., Bernstein & Hoffman, on the subject of zoning coverage.

Adoption of Minutes:

January 8, 2015 Reorganization Meeting
January 8, 2015 Executive Session

Adjournment:

Connie Valenti, Secretary